

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, JANUARY 21, 2015 – 7:30 P.M.**

CALL TO ORDER by Chairman Bustard at 7:32 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

ARTHUR C. BUSTARD [X]
STEPHEN C. QUIGLEY [X]
SUSAN G. CAUGHLAN [X]

Chairman Bustard introduced the informational item under other business. James Garrity, Esquire, Township Solicitor, explained the sunshine law regarding the fee schedule pursuant to a request that was submitted by James Mollick, Worcester.

Mr. Garrity recommended that the fee schedule be discussed and possibly approved again.

MOTIONS & RESOLUTIONS

Approval of Minutes from December 17, 2014:

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of, and approve as amended the written minutes of December 17, 2014.

Dr. Mollick commented that in his opinion the minutes do not reflect what occurred. He requested that the minutes be edited under public comments to reflect exactly as stated.

Treasurer's Report, December 2014:

December 2014 Report:

| | |
|-----------------|----------------|
| General Fund | \$850,490.57 |
| State | \$(238,660.90) |
| Capital Reserve | \$16,803.36 |
| Sewer Fund | (2,301.02) |

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Treasurer's Report for December 2014.

Dr. Mollick commented on the budget hearing and surplus of \$850,000. He inquired as to how the surplus will be used, and how legal services are related to the budget.

Eunice Kriebel, Treasurer, explained the line item in the budget for zoning and its legal expenses. The legal costs relate to building and subdivision expenses, which are passed on to the Developer.

Dr. Mollick commented on the following topics: amount paid to Wisler Pearlstine in 2014, surpluses in years past, and the earned income tax revenue.

Chairman Bustard explained that there are expenses in year 2015 that will utilize some of the surplus, including stormwater issues.

Supervisor Caughlan clarified the purpose of a budget, stated the Township financial statement for 2014 will be presented, and said that a portion of the budget surplus went toward the 2014 Road Improvement Program to resurface and repair roads last summer.

Payment of the Bills to the Township

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills to the Township in the amount of \$378,246.45.

Dr. Mollick commented on the legal bills, Right to Know filing and case numbers, certified records, and the litigation of the court of common pleas that is ongoing.

MANAGER'S REPORT

Zoning Hearing Board Update

Tiffany Loomis, Director of Planning and Zoning, gave a brief slide show presentation for Zoning Hearing Board Application #15-01 (Volpe – 3238 W. Germantown Pike). The applicant is requesting relief to have the warehouse be used as a baseball training facility.

Subdivision and Land Development Update (SALDO)

Ms. Loomis gave a brief presentation for Willow Creek Farms, LLC's Conditional Use Application (3220 Heebner Road). Maeve Vogan, Worcester, inquired as to what the specifics of the application are.

Mr. Garrity gave an in-depth explanation of the application. The nature of the request is to ask the Board of Supervisors to approve a smaller acreage for the farm market, which would mean a smaller acreage required to remain open space.

Supervisor Caughlan requested that Mr. and Mrs. Smith explain the process they have applied for with the Farm Board and have them ready to answer questions. Ms. Vogan commented about televising the meetings, and that she will do her best to be at the next meeting.

Mark Landis, Worcester, commented on this application. He questioned how this property can be subdivided.

Dr. Mollick expressed his opinion on the reasons behind the Willow Creek Farms, LLC application.

Cathy McKeever, Worcester, commented on the Smith's purchase of the Farm, and also that the Township allows for the historic preservation of properties.

North Penn Army Base – Phase I & II – Update

Lee Mangan, Township Manager, said that Manko, Gold, Katcher & Fox LLP has assisted the Township in a Phase I and Phase II Report of the North Penn Army Base site. A presentation will be held at the next Board of Supervisors meeting on February 18. The idea is to move toward a consideration of acting on

prior authorization from the Board of Supervisors to relieve this property from the Department of the Interior.

Supervisor Quigley asked if there was a timeline or date, and also how the property will be used. He suggests looking into this further over the next few months.

Mr. Mangan said that the environmental firm will inform the public of any environmental hazards, and possibilities for partial and full demolition scenarios.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to release the Phases I and II Reports of the Army Reserve Base on Berks Road.

Dr. Mollick asked the Board if there was a conflict of interest with this project.

Engineer's Report

Wastewater Treatment Plant

Joseph Nolan, Township Engineer, said that most of the major projects for the Valley Green Wastewater Treatment Plant have been completed (e.g. testing, tankage, and hydraulics). He stated that there is some grading across Defford Road, which is temporary. The final grading and seeding will be completed in the spring.

Pedestrian Boardwalk Bridge

Bids will opened up for the Pedestrian Bridge for the Zacharias Trail on February 18, 2015.

Supervisor Caughlan confirmed that the final surface from Fawn Road to the Creek is crushed limestone. Mr. Nolan confirmed.

Adair Stormwater

The design for Adair Stormwater is complete and he is working on finalizing the easements. He would like to begin work in the summer, because of the drier months and stated that it will be a quick project.

Solicitor's Report

No Report

Supervisor Quigley asked Mr. Garrity about the progress made on the bid specifications for the vacant house on Skippack Pike. Mr. Garrity is still working on finalizing the bid specifications.

Supervisor Caughlan stated that potential buyers may not be willing to bring architects or contractors to view the home for possible purchase until the weather breaks.

Supervisor Quigley asked Mr. Mangan about an email received regarding trash and recycling being combined by a private hauler.

Mr. Mangan stated that a formal complaint has been made by the neighbor to the DEP. The neighbor will be working together with several neighbors to find one single hauler that focuses on separate recycling instead of combining both the contents of the trash and recyclables into the same truck.

Other Business

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the 2015 Fee Schedule with the fee for the rental of the Community Hall to remain at \$50.

Dr. Mollick commented about the Army Base Environmental Studies being posted online, the Board’s position on accepting the Army Base, the fee schedule’s effect on residents,, Hickory Hill sewer, and questioned the tapping fee for sewer.

Mr. Nolan explained what the \$3500 tap in fee covers.

PUBLIC COMMENTS

Mr. Landis inquired about the Volpe Zoning Hearing Board Application and Batting Camp Business, and its approval. He also commented on the dead deer on Skippack Pike.

Jay McKeever, Worcester, thanked the Board for the updates to Valley Green Wastewater Treatment and noted feedback he received about its landscaping.

Ms. Vogan commented on the house on Skippack Pike and the status of the Historical Ordinance.

Dr. Mollick expressed his opinion on the last edition of the Worcester Crier.

ADJOURNMENT

There being no further business or comments from the public, Chairman Bustard adjourned the meeting 8:55 P.M.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary